

\$6,800,000 - 36 S San Juan Avenue, Santa Rosa Beach

MLS® #985224

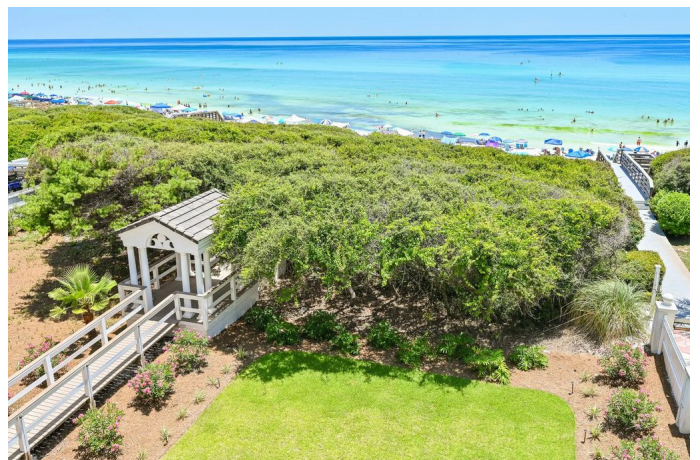
\$6,800,000

4 Bedroom, 3.00 Bathroom, 2,707 sqft

Detached Single Family on 0.54 Acres

Oceanside Subdivision, Santa Rosa Beach, FL

Discover coastal luxury at its finest with this stunning gulf-front Seagrove Beach Cottage, located at 36 S San Juan Avenue, Santa Rosa Beach, FL 32459. This exquisite 4-bedroom, 3-bathroom home spans 3 floors with 57 feet of breathtaking beach frontage, offering direct access to a serene, uncrowded beach via a private boardwalk through a secluded tree arbor atop a high dune. Renovated in 2022, 36 San Juan features a fresh, coastal design with all-new furnishings, making it the perfect family retreat or investment opportunity. The first floor offers a king bedroom, a full bath, and an entertainment room with a wet bar and sleeper sofa, providing easy access to the beach walkover. The second floor showcases a spacious living-kitchen-dining area with sensational Gulf views from the full length balcony. New GE Monogram appliances were installed in 2024. Two bedrooms, and a large laundry room finish this floor. Ascend the two story open stairwell to the third-floor master suite, capturing views of the sparkling white sandy beach. Amenities include a large bathroom, soaking tub, private balcony, walk in closet, and adjustable base bed. Outside, upgrades include a new roof, new interior and exterior paint, new AC units, a new paver driveway, and new landscaping for the large rear yard. With no HOA fees and a prime location just a short bike ride from Seaside and central to all of 30A's dining, shopping, and entertainment, this cottage offers both



exclusivity and convenience, and is perfect as a primary residence, vacation home, or rental property. Don't miss the chance to own this slice of paradise in the heart of Seagrove Beach.

Built in 2000

Essential Information

MLS® #	985224
Price	\$6,800,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,707
Acres	0.54
Year Built	2000
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Florida Cottage
Status	Active

Community Information

Address	36 S San Juan Avenue
Area	18 - 30A East
Subdivision	Oceanside Subdivision
City	Santa Rosa Beach
County	Walton
State	FL
Zip Code	32459

Amenities

Utilities	Community Sewer, Community Water, Electric
Parking	Attached Carport
View	Gulf
Is Waterfront	Yes
Waterfront	Gulf
Water View	Gulf

Interior

Appliances	Dishwasher, Dryer, Freezer, Refrigerator, Washer
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

School Information

Elementary	Dune Lakes
Middle	Emerald Coast
High	South Walton

Additional Information

Zoning	Resid Single Family
--------	---------------------

Listing Details

Listing Office	Scenic Sotheby's International Realty
----------------	---------------------------------------

DISCLAIMER: Information Deemed Reliable but not guaranteed. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. All listings are provided courtesy of the Emerald Coast Association of Realtors, Copyright 2026, All rights reserved. Vendors Member Number : 28325
Listing information last updated on September 15th, 2026 at 5:37pm CDT